CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2010

New Home Market

Ottawa October starts led by townhomes

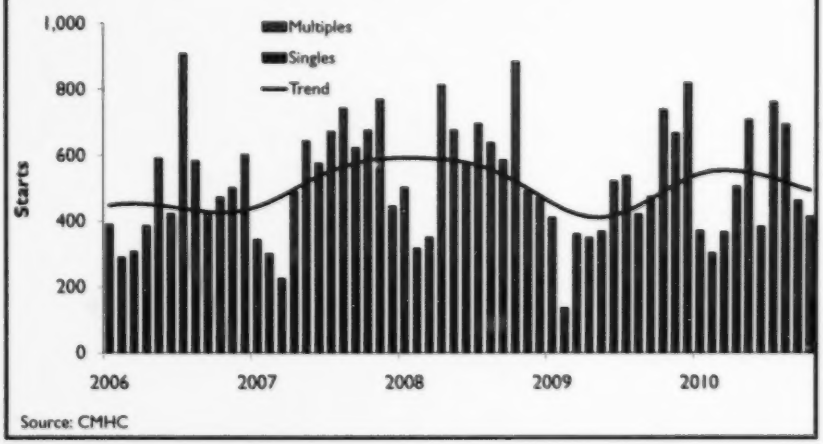
Total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 414 units this October, down from 740 units in October 2009 due to fewer singles and apartment units started. Nevertheless, year-to-date starts are still 15 per cent higher than at the same time last year.

Employment growth for the first-time home buyer segment keeps fuelling the housing market, particularly for the more affordable housing type such as townhomes. The combination of stable employment conditions and average weekly income levels that reached their highest point this year will help support the economy in the Ottawa CMA and, hence, housing demand.

The only submarket to have more starts this October compared to last year was Cumberland, with the majority of its construction geared

Figure 1

Ottawa Housing Starts



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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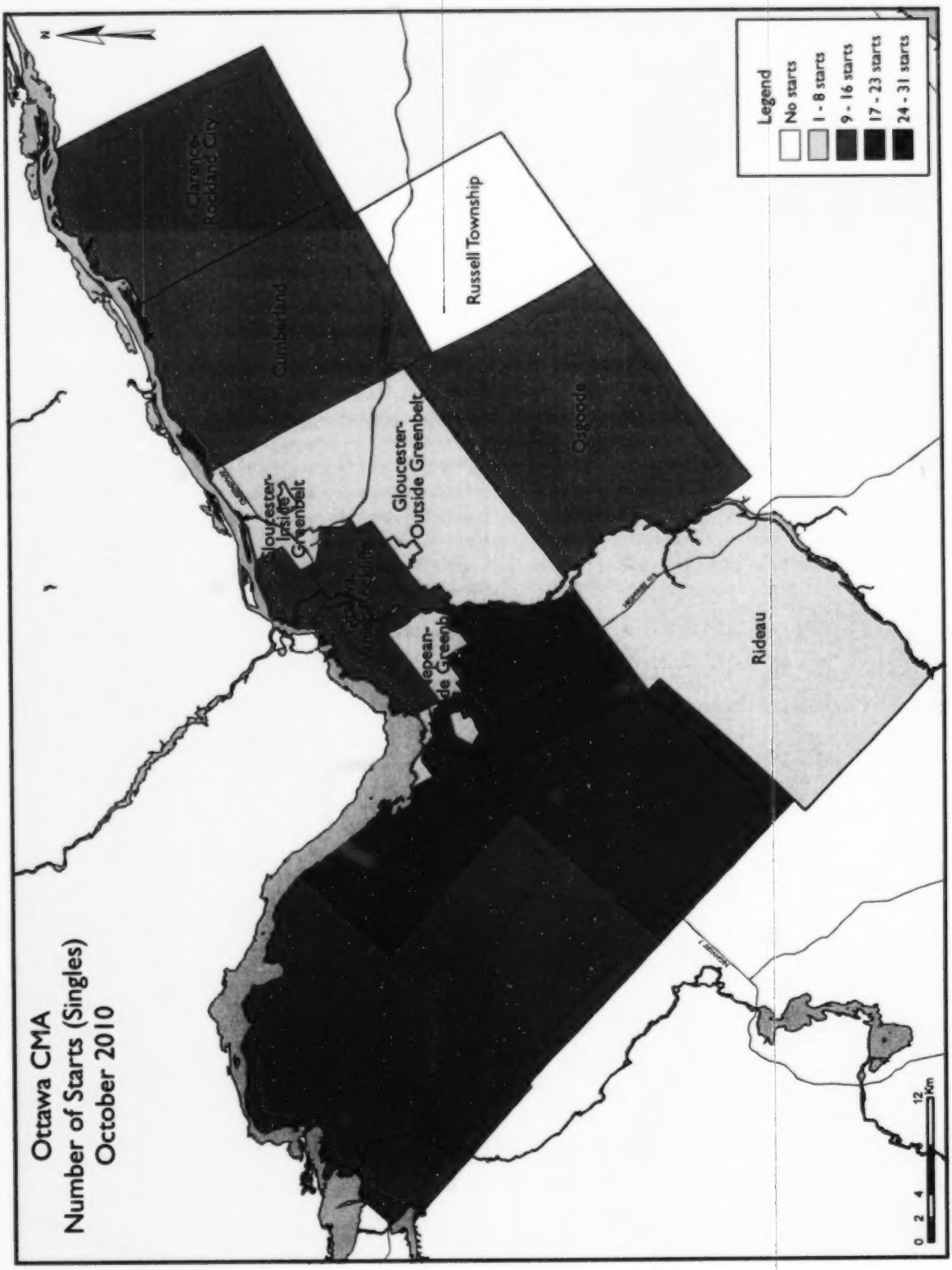
towards townhomes. The Old City of Ottawa suffered a significant decrease in condo construction, while Nepean had fewer starts in the single-family segment. Gloucester had poor representation from all segments, resulting in the overall drop in starts from a year-over-year perspective.

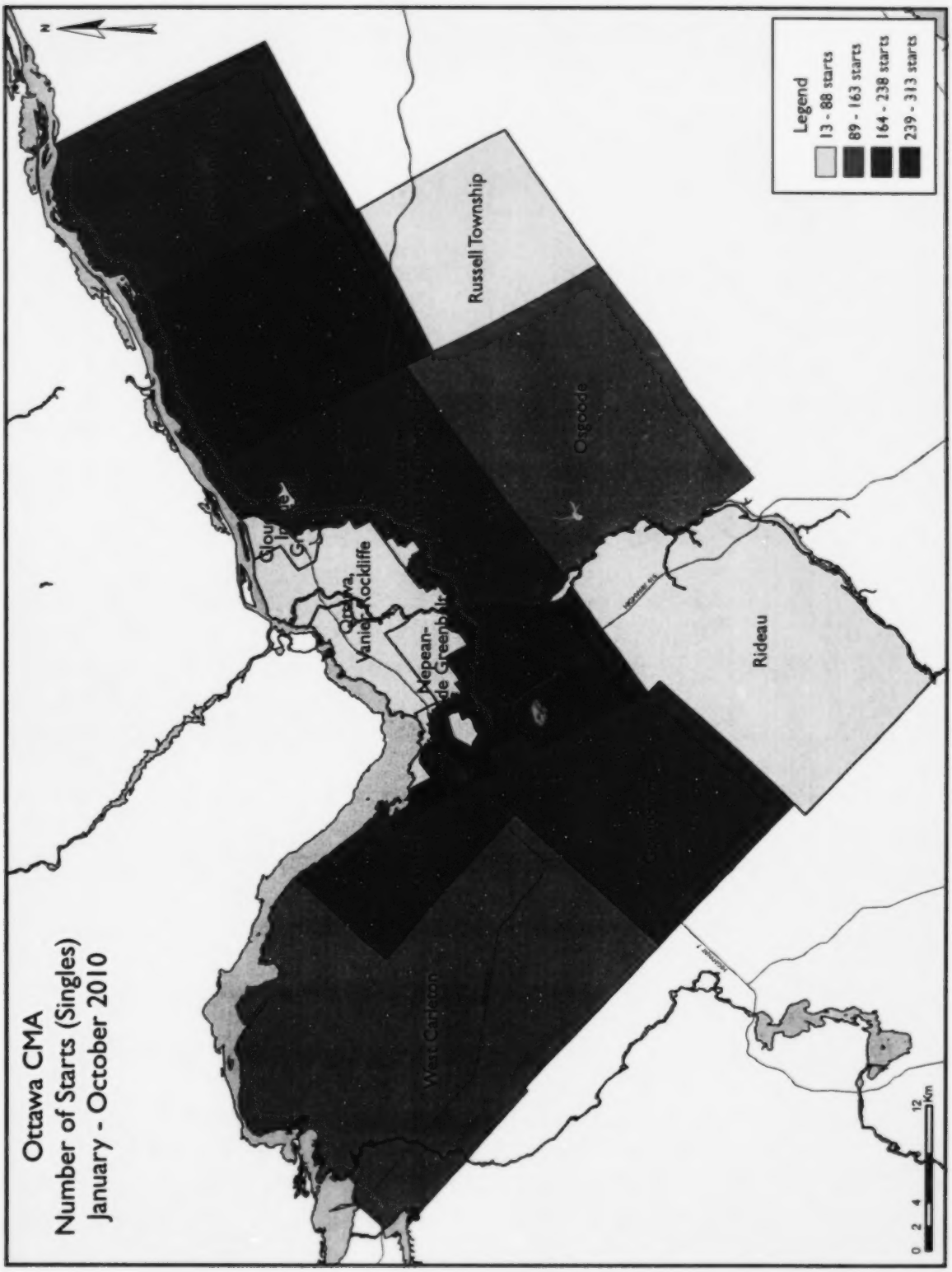
Once again, when comparing year-to-date starts in 2010, all submarkets are still ahead of last year's pace. Osgoode and Rideau's starts consist solely of single dwellings, where Goulbourn and the combined areas of West Carleton, Clarence-Rockland and Russell's starts have a higher proportion of singles, with 58 and 71 per cent respectively. Multiple-family dwellings dominate the landscape in Kanata, Nepean and the Old City of Ottawa. Townhomes make up more than two-thirds of construction in Kanata and Nepean, and condominium development continues to define new home construction in the Old City of Ottawa.

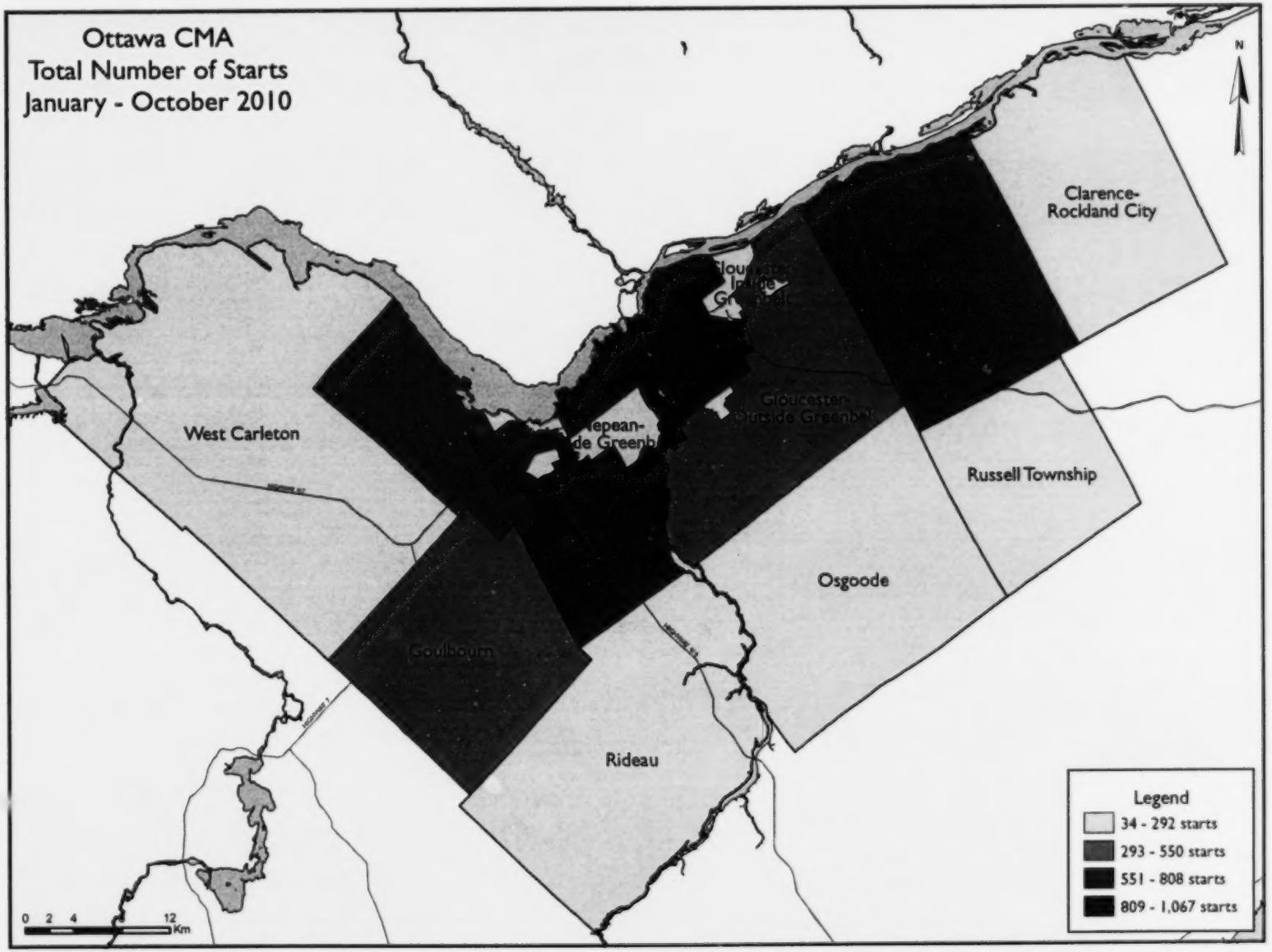
Ottawa CMA
Number of Starts (Multiples)
October 2010
N
Clarence-
Rockland City
West Carleton
Gloucester-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 17 starts
18 - 33 starts
34 - 49 starts
50 - 65 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
October 2010
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 23 starts
24 - 31 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Osgoode
Rideau
0 2 4 12 Km

Ottawa CMA
Total Number of Starts
October 2010
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Ottawa-
Vanier-Rockcliffe
Gloucester-
Outside Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
5 - 27 starts
28 - 50 starts
51 - 72 starts
73 - 95 starts
0 2 4 12
Km

Ottawa CMA
Number of Starts (Multiples)
January - October 2010
N
Clarence-
Rockland City
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
14 - 213 starts
214 - 412 starts
413 - 611 starts
612 - 811 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - October 2010
Legend
13 - 88 starts
89 - 163 starts
164 - 238 starts
239 - 313 starts
Russell Township
Osgoode
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Total Number of Starts
January - October 2010
N
Clarence-
Rockland City
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
34 - 292 starts
293 - 550 starts
551 - 808 starts
809 - 1,067 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	162	26	221	0	0	0	5	0	414
October 2009	299	44	226	0	0	171	0	0	740
% Change	-45.8	-40.9	-2.2	n/a	n/a	-100.0	n/a	n/a	-44.1
Year-to-date 2010	1,785	272	1,701	0	16	1,100	14	88	4,976
Year-to-date 2009	1,940	217	1,394	0	0	683	26	65	4,325
% Change	-8.0	25.3	22.0	n/a	n/a	61.1	-46.2	35.4	15.1
UNDER CONSTRUCTION									
October 2010	1,076	198	1,495	0	8	1,780	5	251	4,813
October 2009	1,534	186	1,227	0	18	1,804	29	78	4,876
% Change	-29.9	6.5	21.8	n/a	-55.6	-1.3	-82.8	221.8	-1.3
COMPLETIONS									
October 2010	214	14	144	0	0	250	0	0	622
October 2009	228	30	118	0	0	68	0	137	581
% Change	-6.1	-53.3	22.0	n/a	n/a	267.6	n/a	-100.0	7.1
Year-to-date 2010	2,328	280	1,697	0	26	1,265	45	34	5,675
Year-to-date 2009	2,275	191	1,502	0	10	801	9	223	5,011
% Change	2.3	46.6	13.0	n/a	160.0	57.9	400.0	-84.8	13.3
COMPLETED & NOT ABSORBED									
October 2010	17	19	116	0	1	118	1	62	334
October 2009	22	18	102	0	1	144	1	100	388
% Change	-22.7	5.6	13.7	n/a	0.0	-18.1	0.0	-38.0	-13.9
ABSORBED									
October 2010	214	11	125	0	0	239	0	0	589
October 2009	235	30	111	0	0	73	0	59	508
% Change	-8.9	-63.3	12.6	n/a	n/a	227.4	n/a	-100.0	15.9
Year-to-date 2010	2,331	275	1,686	0	26	1,295	30	55	5,698
Year-to-date 2009	2,296	183	1,483	0	10	808	12	130	4,922
% Change	1.5	50.3	13.7	n/a	160.0	60.3	150.0	-57.7	15.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
October 2010	148	24	221	0	0	0	5	0	398
October 2009	256	44	214	0	0	171	0	0	685
Ottawa, Vanier, Rockcliffe									
October 2010	10	10	8	0	0	0	0	0	28
October 2009	5	12	30	0	0	131	0	0	178
Nepean inside greenbelt									
October 2010	1	0	14	0	0	0	0	0	15
October 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2010	30	12	52	0	0	0	0	0	94
October 2009	84	2	68	0	0	12	0	0	166
Gloucester inside greenbelt									
October 2010	2	2	11	0	0	0	5	0	20
October 2009	4	2	0	0	0	0	0	0	6
Gloucester outside greenbelt									
October 2010	8	0	0	0	0	0	0	0	8
October 2009	40	18	23	0	0	0	0	0	81
Kanata									
October 2010	31	0	64	0	0	0	0	0	95
October 2009	34	10	71	0	0	0	0	0	115
Cumberland									
October 2010	14	0	65	0	0	0	0	0	79
October 2009	30	0	9	0	0	28	0	0	67
Goulbourn									
October 2010	19	0	0	0	0	0	0	0	19
October 2009	30	0	9	0	0	0	0	0	39
West Carleton									
October 2010	12	0	7	0	0	0	0	0	19
October 2009	10	0	0	0	0	0	0	0	10
Rideau									
October 2010	5	0	0	0	0	0	0	0	5
October 2009	6	0	0	0	0	0	0	0	6
Osgoode									
October 2010	16	0	0	0	0	0	0	0	16
October 2009	13	0	4	0	0	0	0	0	17
Clarence-Rockland City									
October 2010	14	2	0	0	0	0	0	0	16
October 2009	34	0	8	0	0	0	0	0	42
Russell Township									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	9	0	4	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
October 2010	162	26	221	0	0	0	5	0	414
October 2009	299	44	226	0	0	171	0	0	740

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
October 2010	943	190	1,487	0	8	1,768	5	203	4,604
October 2009	1,401	178	1,208	0	18	1,770	27	78	4,680
Orleans, Vanier, Rockcliffe									
October 2010	71	52	29	0	0	1,038	0	203	1,393
October 2009	88	60	124	0	0	1,365	11	78	1,726
Nepean inside greenbelt									
October 2010	9	0	52	0	0	57	0	0	118
October 2009	10	2	0	0	0	45	0	0	57
Nepean outside greenbelt									
October 2010	178	44	439	0	0	270	0	0	931
October 2009	443	6	380	0	0	125	0	0	954
Gloucester inside greenbelt									
October 2010	18	6	11	0	0	0	5	0	40
October 2009	20	8	10	0	0	0	0	0	38
Gloucester outside greenbelt									
October 2010	113	42	158	0	0	102	0	0	415
October 2009	153	30	109	0	18	82	0	0	392
Kanata									
October 2010	118	18	373	0	0	64	0	0	573
October 2009	174	34	355	0	0	0	0	0	563
Cumberland									
October 2010	89	4	302	0	8	213	0	0	616
October 2009	187	16	137	0	0	153	16	0	509
Goulbourn									
October 2010	150	24	106	0	0	24	0	0	304
October 2009	132	20	72	0	0	0	0	0	224
West Carleton									
October 2010	81	0	17	0	0	0	0	0	98
October 2009	89	0	17	0	0	0	0	0	106
Rideau									
October 2010	19	0	0	0	0	0	0	0	19
October 2009	29	0	0	0	0	0	0	0	29
Osgoode									
October 2010	97	0	0	0	0	0	0	0	97
October 2009	76	2	4	0	0	0	0	0	82
Clarence-Rockland City									
October 2010	113	2	8	0	0	12	0	44	179
October 2009	95	8	15	0	0	34	2	0	154
Rural Township									
October 2010	20	6	0	0	0	0	0	4	30
October 2009	38	0	4	0	0	0	0	0	42
Ott-Gat CMA (Ontario portion)									
October 2010	1,076	198	1,495	0	8	1,780	5	251	4,813
October 2009	1,534	186	1,227	0	18	1,804	29	78	4,876

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
October 2010	192	14	144	0	0	250	0	0	600
October 2009	207	28	118	0	0	68	0	133	554
Ottawa, Vanier, Rockcliffe									
October 2010	5	2	31	0	0	202	0	0	240
October 2009	9	8	0	0	0	0	0	0	17
Nepean inside greenbelt									
October 2010	2	0	12	0	0	0	0	0	14
October 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2010	50	2	21	0	0	48	0	0	121
October 2009	83	0	17	0	0	16	0	0	116
Gloucester inside greenbelt									
October 2010	1	0	13	0	0	0	0	0	14
October 2009	2	0	4	0	0	0	0	0	6
Gloucester outside greenbelt									
October 2010	33	8	4	0	0	0	0	0	45
October 2009	32	16	31	0	0	40	0	0	119
Kanata									
October 2010	22	2	18	0	0	0	0	0	42
October 2009	13	2	18	0	0	0	0	133	166
Cumberland									
October 2010	19	0	23	0	0	0	0	0	42
October 2009	33	2	42	0	0	12	0	0	89
Goulbourn									
October 2010	23	0	15	0	0	0	0	0	38
October 2009	9	0	6	0	0	0	0	0	15
West Carleton									
October 2010	9	0	7	0	0	0	0	0	16
October 2009	9	0	0	0	0	0	0	0	9
Rideau									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	4	0	0	0	0	0	0	0	4
Osgoode									
October 2010	22	0	0	0	0	0	0	0	22
October 2009	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
October 2010	22	0	0	0	0	0	0	0	22
October 2009	8	0	0	0	0	0	0	0	8
Russell Township									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	13	2	0	0	0	0	0	4	19
Ottawa-Gatineau CMA (Ontario portion)									
October 2010	214	14	144	0	0	250	0	0	622
October 2009	228	30	118	0	0	68	0	137	581

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
[illegible]									
October 2010	16	19	116	0	1	106	1	62	321
October 2009	17	17	102	0	1	132	1	100	370
[illegible]									
October 2010	1	4	19	0	0	87	0	0	111
October 2009	0	15	5	0	0	91	0	0	111
[illegible]									
October 2010	0	0	2	0	0	0	0	4	6
October 2009	0	0	3	0	0	10	0	22	35
[illegible]									
October 2010	2	1	21	0	1	13	1	0	39
October 2009	1	0	19	0	1	10	1	0	32
[illegible]									
October 2010	1	0	5	0	0	5	0	0	11
October 2009	0	0	0	0	0	7	0	0	7
[illegible]									
October 2010	6	9	15	0	0	1	0	0	31
October 2009	8	0	25	0	0	14	0	0	47
[illegible]									
October 2010	1	4	20	0	0	0	0	58	83
October 2009	0	2	21	0	0	0	0	78	101
[illegible]									
October 2010	4	0	16	0	0	0	0	0	20
October 2009	5	0	19	0	0	0	0	0	24
[illegible]									
October 2010	0	1	12	0	0	0	0	0	13
October 2009	1	0	8	0	0	0	0	0	9
[illegible]									
October 2010	0	0	6	0	0	0	0	0	6
October 2009	0	0	2	0	0	0	0	0	2
[illegible]									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	0	0	0	0	0	0	0	0	0
[illegible]									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	2	0	0	0	0	0	0	0	2
[illegible]									
October 2010	0	0	0	0	0	12	0	0	12
October 2009	0	0	0	0	0	12	0	0	12
[illegible]									
October 2010	1	0	0	0	0	0	0	0	1
October 2009	5	1	0	0	0	0	0	0	6
[illegible]									
October 2010	17	19	116	0	1	118	1	62	334
October 2009	22	18	102	0	1	144	1	100	388

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
October 2010	192	11	125	0	0	239	0	0	567
October 2009	213	29	111	0	0	73	0	55	481
Ottawa, Vanier, Rockcliffe									
October 2010	4	2	15	0	0	187	0	0	208
October 2009	11	10	7	0	0	9	0	0	37
Nepean inside greenbelt									
October 2010	2	0	10	0	0	0	0	0	12
October 2009	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2010	50	3	22	0	0	48	0	0	123
October 2009	83	0	14	0	0	15	0	0	112
Gloucester inside greenbelt									
October 2010	1	0	9	0	0	0	0	0	10
October 2009	2	0	6	0	0	0	0	0	8
Gloucester outside greenbelt									
October 2010	34	4	5	0	0	4	0	0	47
October 2009	32	16	20	0	0	37	0	0	105
Kanata									
October 2010	22	2	17	0	0	0	0	0	41
October 2009	14	1	14	0	0	0	0	55	84
Cumberland									
October 2010	19	0	26	0	0	0	0	0	45
October 2009	34	2	44	0	0	12	0	0	92
Goulbourn									
October 2010	23	0	15	0	0	0	0	0	38
October 2009	9	0	6	0	0	0	0	0	15
West Carleton									
October 2010	9	0	6	0	0	0	0	0	15
October 2009	9	0	0	0	0	0	0	0	9
Rideau									
October 2010	6	0	0	0	0	0	0	0	6
October 2009	4	0	0	0	0	0	0	0	4
Osgoode									
October 2010	22	0	0	0	0	0	0	0	22
October 2009	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
October 2010	22	0	0	0	0	0	0	0	22
October 2009	8	0	0	0	0	0	0	0	8
Russell Township									
October 2010	0	0	0	0	0	0	0	0	0
October 2009	14	1	0	0	6	0	0	4	19
Ottawa-Gatineau CMA (Ontario portion)									
October 2010	214	11	125	0	0	239	0	0	589
October 2009	235	30	111	0	0	73	0	59	508

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Other	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Ottawa City	148	256	24	44	201	214	25	171	398	685	-41.9
Ottawa, Vanier, Rockcliffe	10	5	10	12	8	30	0	131	28	178	-84.3
Nepean inside greenbelt	1	0	0	0	14	0	0	0	15	0	n/a
Nepean outside greenbelt	30	84	12	2	27	68	25	12	94	166	-43.4
Gloucester inside greenbelt	2	4	2	2	16	0	0	0	20	6	**
Gloucester outside greenbelt	8	40	0	18	0	23	0	0	8	81	-90.1
Kanata	31	34	0	10	64	71	0	0	95	115	-17.4
Cumberland	14	30	0	0	65	9	0	28	79	67	17.9
Goulbourn	19	30	0	0	0	9	0	0	19	39	-51.3
West Carleton	12	10	0	0	7	0	0	0	19	10	90.0
Rideau	5	6	0	0	0	0	0	0	5	6	-16.7
Osgoode	16	13	0	0	0	4	0	0	16	17	-5.9
Clarence-Rockland City	14	34	2	0	0	8	0	0	16	42	-61.9
Russell Township	0	9	0	0	0	0	0	4	0	13	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	162	299	26	44	201	222	25	175	414	740	-44.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,564	1,743	264	204	1,663	1,374	1,170	762	4,661	4,083	14.2
Ottawa, Vanier, Rockcliffe	82	85	74	62	62	121	675	535	893	803	11.2
Nepean inside greenbelt	13	10	0	2	52	0	12	0	77	12	**
Nepean outside greenbelt	313	557	50	6	425	404	279	97	1,067	1,064	0.3
Gloucester inside greenbelt	13	24	8	8	26	14	0	0	47	46	2.2
Gloucester outside greenbelt	210	224	78	48	171	136	76	74	535	482	11.0
Kanata	200	197	26	32	406	344	64	0	696	573	21.5
Cumberland	244	277	4	18	381	266	40	52	669	613	9.1
Goulbourn	203	148	24	24	98	68	24	4	349	244	43.0
West Carleton	105	101	0	0	42	17	0	0	147	118	24.6
Rideau	34	27	0	0	0	0	0	0	34	27	25.9
Osgoode	147	93	0	4	0	4	0	0	147	101	45.5
Clarence-Rockland City	171	122	2	8	22	22	56	0	251	152	65.1
Russell Township	50	75	6	7	4	0	4	8	64	90	-28.9
Ottawa-Gatineau CMA (Ontario Portion)	1,785	1,940	272	219	1,689	1,396	1,230	770	4,976	4,325	15.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Ottawa City	196	214	5	0	25	171	0	0
Ottawa, Vanier, Rockcliffe	8	30	0	0	0	131	0	0
Nepean inside greenbelt	14	0	0	0	0	0	0	0
Nepean outside greenbelt	27	68	0	0	25	12	0	0
Gloucester inside greenbelt	11	0	5	0	0	0	0	0
Gloucester outside greenbelt	0	23	0	0	0	0	0	0
Kanata	64	71	0	0	0	0	0	0
Cumberland	65	9	0	0	0	28	0	0
Goulbourn	0	9	0	0	0	0	0	0
West Carleton	7	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	0	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	4	0	0
Ottawa-Gatineau CMA (Ontario Portion)	196	222	5	0	25	175	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,653	1,350	10	24	1,130	701	40	61
Ottawa, Vanier, Rockcliffe	57	113	5	8	635	474	40	61
Nepean inside greenbelt	52	0	0	0	12	0	0	0
Nepean outside greenbelt	425	404	0	0	279	97	0	0
Gloucester inside greenbelt	21	14	5	0	0	0	0	0
Gloucester outside greenbelt	171	136	0	0	76	74	0	0
Kanata	406	344	0	0	64	0	0	0
Cumberland	381	250	0	16	40	52	0	0
Goulbourn	98	68	0	0	24	4	0	0
West Carleton	42	17	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	22	22	0	0	12	0	44	0
Russell Township	0	0	4	0	0	4	4	4
Ottawa-Gatineau CMA (Ontario Portion)	1,675	1,372	14	24	1,142	705	88	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Ottawa City	393	514	0	171	5	0	398	685
Ottawa, Vanier, Rockcliffe	28	47	0	131	0	0	28	178
Nepean inside greenbelt	15	0	0	0	0	0	15	0
Nepean outside greenbelt	94	154	0	12	0	0	94	166
Gloucester inside greenbelt	15	6	0	0	5	0	20	6
Gloucester outside greenbelt	8	81	0	0	0	0	8	81
Kanata	95	115	0	0	0	0	95	115
Cumberland	79	39	0	28	0	0	79	67
Goulbourn	19	39	0	0	0	0	19	39
West Carleton	19	10	0	0	0	0	19	10
Rideau	5	6	0	0	0	0	5	6
Osgoode	16	17	0	0	0	0	16	17
Clarence-Rockland City	16	42	0	0	0	0	16	42
Russell Township	0	13	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario Portion)	409	569	0	171	5	0	414	740

Table 2.5: Starts by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	3,507	3,315	1,104	683	50	85	4,661	4,083
Ottawa, Vanier, Rockcliffe	218	260	630	474	45	69	893	803
Nepean inside greenbelt	65	12	12	0	0	0	77	12
Nepean outside greenbelt	813	967	254	97	0	0	1,067	1,064
Gloucester inside greenbelt	42	46	0	0	5	0	47	46
Gloucester outside greenbelt	471	422	64	60	0	0	535	482
Kanata	632	573	64	0	0	0	696	573
Cumberland	613	545	56	52	0	16	669	613
Goulbourn	325	244	24	0	0	0	349	244
West Carleton	147	118	0	0	0	0	147	118
Rideau	34	27	0	0	0	0	34	27
Osgoode	147	101	0	0	0	0	147	101
Clarence-Rockland City	195	150	12	0	44	2	251	152
Russell Township	56	86	0	0	8	4	64	90
Ottawa-Gatineau CMA (Ontario Portion)	3,758	3,551	1,116	683	102	91	4,976	4,325

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Ottawa City	192	207	14	28	144	118	250	201	600	554	8.3
Ottawa, Vanier, Rockcliffe	5	9	2	8	31	0	202	0	240	17	**
Nepean inside greenbelt	2	0	0	0	12	0	0	0	14	0	n/a
Nepean outside greenbelt	50	83	2	0	21	17	48	16	121	116	4.3
Gloucester inside greenbelt	1	2	0	0	13	4	0	0	14	6	133.3
Gloucester outside greenbelt	33	32	8	16	4	31	0	40	45	119	-62.2
Kanata	22	13	2	2	18	18	0	133	42	166	-74.7
Cumberland	19	33	0	2	23	42	0	12	42	89	-52.8
Goulbourn	23	9	0	0	15	6	0	0	38	15	153.3
West Carleton	9	9	0	0	7	0	0	0	16	9	77.8
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	22	13	0	0	0	0	0	0	22	13	69.2
Clarence-Rockland City	22	8	0	0	0	0	0	0	22	8	175.0
Russell Township	0	13	0	2	0	0	0	4	0	19	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	214	228	14	30	144	118	250	205	622	581	7.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	2,122	2,098	282	183	1,716	1,503	1,268	1,019	5,388	4,803	12.2
Ottawa, Vanier, Rockcliffe	106	81	92	79	185	98	971	309	1,354	567	138.8
Nepean inside greenbelt	12	10	2	2	12	43	0	297	26	352	-92.6
Nepean outside greenbelt	568	627	26	6	410	254	137	64	1,141	951	20.0
Gloucester inside greenbelt	11	22	12	2	27	49	0	10	50	83	-39.8
Gloucester outside greenbelt	283	225	72	26	143	200	68	114	566	565	0.2
Kanata	278	288	48	16	429	362	0	133	755	799	-5.5
Cumberland	368	318	8	4	279	299	92	44	747	665	12.3
Goulbourn	211	263	16	42	120	104	0	48	347	457	-24.1
West Carleton	128	115	2	0	107	94	0	0	237	209	13.4
Rideau	41	27	0	0	0	0	0	0	41	27	51.9
Osgoode	116	122	4	6	4	0	0	0	124	128	-3.1
Clarence-Rockland City	156	88	4	2	29	7	34	0	223	97	129.9
Russell Township	50	89	6	9	8	0	0	13	64	111	-42.3
Ottawa-Gatineau CMA (Ontario Portion)	2,328	2,275	292	194	1,753	1,510	1,302	1,032	5,675	5,011	13.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Ottawa City	144	118	0	0	250	68	0	133
Ottawa, Vanier, Rockcliffe	31	0	0	0	202	0	0	0
Nepean inside greenbelt	12	0	0	0	0	0	0	0
Nepean outside greenbelt	21	17	0	0	48	16	0	0
Gloucester inside greenbelt	13	4	0	0	0	0	0	0
Gloucester outside greenbelt	4	31	0	0	0	40	0	0
Kanata	18	18	0	0	0	0	0	133
Cumberland	23	42	0	0	0	12	0	0
Goulbourn	15	6	0	0	0	0	0	0
West Carleton	7	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	144	118	0	0	250	68	0	137

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,691	1,497	25	6	1,234	809	34	210
Ottawa, Vanier, Rockcliffe	176	92	9	6	937	301	34	8
Nepean inside greenbelt	12	43	0	0	0	228	0	69
Nepean outside greenbelt	410	254	0	0	137	64	0	0
Gloucester inside greenbelt	27	49	0	0	0	10	0	0
Gloucester outside greenbelt	143	200	0	0	68	114	0	0
Kanata	429	362	0	0	0	0	0	133
Cumberland	263	299	16	0	92	44	0	0
Goulbourn	120	104	0	0	0	48	0	0
West Carleton	107	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	29	7	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario Portion)	1,720	1,504	33	6	1,268	809	34	223

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Ottawa City	350	353	250	68	0	133	600	554
Ottawa, Vanier, Rockcliffe	38	17	202	0	0	0	240	17
Nepean inside greenbelt	14	0	0	0	0	0	14	0
Nepean outside greenbelt	73	100	48	16	0	0	121	116
Gloucester inside greenbelt	14	6	0	0	0	0	14	6
Gloucester outside greenbelt	45	79	0	40	0	0	45	119
Kanata	42	33	0	0	0	133	42	166
Cumberland	42	77	0	12	0	0	42	89
Goulbourn	38	15	0	0	0	0	38	15
West Carleton	16	9	0	0	0	0	16	9
Rideau	6	4	0	0	0	0	6	4
Osgoode	22	13	0	0	0	0	22	13
Clarence-Rockland City	22	8	0	0	0	0	22	8
Russell Township	0	15	0	0	0	4	0	19
Ottawa-Gatineau CMA (Ontario Portion)	372	376	250	68	0	137	622	581

Table 3.5: Completions by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	4,062	3,774	1,257	811	69	218	5,388	4,803
Ottawa, Vanier, Rockcliffe	371	258	934	293	49	16	1,354	567
Nepean inside greenbelt	26	55	0	228	0	69	26	352
Nepean outside greenbelt	1,004	887	137	64	0	0	1,141	951
Gloucester inside greenbelt	50	73	0	10	0	0	50	83
Gloucester outside greenbelt	478	441	86	124	2	0	566	565
Kanata	755	666	0	0	0	133	755	799
Cumberland	631	621	100	44	16	0	747	665
Goulbourn	347	409	0	48	0	0	347	457
West Carleton	235	209	0	0	2	0	237	209
Rideau	41	27	0	0	0	0	41	27
Osgoode	124	128	0	0	0	0	124	128
Clarence-Rockland City	187	97	34	0	2	0	223	97
Russell Township	56	97	0	0	8	14	64	111
Ottawa-Gatineau CMA (Ontario Portion)	4,305	3,968	1,291	811	79	232	5,675	5,011

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2010	0	0.0	2	1.3	40	26.3	70	46.1	40	26.3	152	436,945	454,497
October 2009	1	0.6	5	2.8	90	51.1	52	29.5	28	15.9	176	388,990	418,824
Year-to-date 2010	9	0.5	67	3.8	622	35.0	702	39.5	377	21.2	1,777	425,900	437,916
Year-to-date 2009	17	0.9	165	8.3	964	48.7	569	28.7	266	13.4	1,981	385,900	416,633
Ottawa, Vanier, Rockcliffe													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	3	6.7	12	26.7	30	66.7	45	610,000	598,564
Year-to-date 2009	0	0.0	0	0.0	2	3.2	8	12.7	53	84.1	63	763,000	816,783
Nepean inside greenbelt													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
October 2010	0	0.0	0	0.0	18	36.7	21	42.9	10	20.4	49	418,990	446,542
October 2009	0	0.0	0	0.0	49	59.0	28	33.7	6	7.2	83	382,990	401,361
Year-to-date 2010	1	0.2	26	4.7	214	38.4	228	40.9	89	15.9	558	418,990	420,829
Year-to-date 2009	0	0.0	72	11.6	337	54.1	185	29.7	29	4.7	623	374,990	385,425
Gloucester inside greenbelt													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Gloucester outside greenbelt													
October 2010	0	0.0	0	0.0	0	0.0	18	56.3	14	43.8	32	480,950	497,497
October 2009	0	0.0	0	0.0	9	32.1	11	39.3	8	28.6	28	451,181	442,865
Year-to-date 2010	0	0.0	1	0.4	53	19.9	130	48.9	82	30.8	266	464,900	468,754
Year-to-date 2009	0	0.0	5	2.4	107	51.0	71	33.8	27	12.9	210	396,950	419,797
Kanata													
October 2010	0	0.0	0	0.0	6	28.6	10	47.6	5	23.8	21	420,900	439,233
October 2009	0	0.0	0	0.0	11	78.6	2	14.3	1	7.1	14	362,400	386,878
Year-to-date 2010	0	0.0	10	3.8	114	43.3	85	32.3	54	20.5	263	414,900	432,636
Year-to-date 2009	0	0.0	9	3.2	151	53.2	89	31.3	35	12.3	284	385,400	409,656
Cumberland													
October 2010	0	0.0	2	10.5	10	52.6	4	21.1	3	15.8	19	355,700	383,763
October 2009	0	0.0	5	16.7	17	56.7	7	23.3	1	3.3	30	368,650	364,193
Year-to-date 2010	1	0.3	26	7.4	167	47.3	116	32.9	43	12.2	353	390,999	399,498
Year-to-date 2009	3	0.9	29	9.1	201	63.2	73	23.0	12	3.8	318	370,900	374,050
Goulbourn													
October 2010	0	0.0	0	0.0	4	19.0	13	61.9	4	19.0	21	431,900	459,021
October 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
Year-to-date 2010	2	1.0	3	1.5	44	22.6	113	57.9	33	16.9	195	431,900	446,417
Year-to-date 2009	4	1.6	35	13.6	127	49.2	73	28.3	19	7.4	258	365,945	385,471

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2010	5	10.0	1	2.0	19	38.0	7	14.0	18	36.0	50	408,995	454,058
Year-to-date 2009	0	0.0	6	6.5	15	16.1	28	30.1	44	47.3	93	480,000	525,025
Rideau													
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	601,600	638,300
Year-to-date 2009	4	21.1	1	5.3	4	21.1	7	36.8	3	15.8	19	403,000	388,716
Osgoode													
October 2010	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	--	--
October 2009	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	8	26.7	8	26.7	14	46.7	30	498,400	561,573
Year-to-date 2009	6	6.6	8	8.8	15	16.5	26	28.6	36	39.6	91	445,000	478,119
Clarence-Rockland City													
October 2010	1	5.9	13	76.5	3	17.6	0	0.0	0	0.0	17	269,900	273,755
October 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	20	16.1	58	46.8	40	32.3	6	4.8	0	0.0	124	284,950	293,994
Year-to-date 2009	22	32.4	23	33.8	17	25.0	4	5.9	2	2.9	68	264,950	291,197
Rural Eastern													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	0.0	2	25.0	6	75.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	0	0.0	8	18.2	32	72.7	4	9.1	0	0.0	44	354,253	344,098
Year-to-date 2009	11	15.3	22	30.6	33	45.8	6	8.3	0	0.0	72	311,000	314,931
Ottawa-Gatineau CMA (Ontario portion)													
October 2010	1	0.6	15	8.9	43	25.4	70	41.4	40	23.7	169	429,900	436,316
October 2009	2	1.1	8	4.3	96	51.6	52	28.0	28	15.1	186	383,245	413,246
Year-to-date 2010	29	1.5	133	6.8	694	35.7	712	36.6	377	19.4	1,945	417,990	426,618
Year-to-date 2009	50	2.4	210	9.9	1,014	47.8	579	27.3	268	12.6	2,121	382,900	409,159

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2010						
Submarket	Oct 2010	Oct 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	454,497	418,824	8.5	437,916	416,633	5.1
Ottawa, Vanier, Rockcliffe	--	--	n/a	598,564	816,783	-26.7
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	446,542	401,361	11.3	420,829	385,425	9.2
Gloucester inside greenbelt	--	--	n/a	--	482,781	n/a
Gloucester outside greenbelt	497,497	442,865	12.3	468,754	419,797	11.7
Kanata	439,233	386,878	13.5	432,636	409,656	5.6
Cumberland	383,763	364,193	5.4	399,498	374,050	6.8
Goulbourn	459,021	--	n/a	446,417	385,471	15.8
West Carleton	--	--	n/a	454,058	525,025	-13.5
Rideau	--	--	n/a	638,300	388,716	64.2
Osgoode	--	--	n/a	561,573	478,119	17.5
Clarence-Rockland City	273,755	--	n/a	293,994	291,197	1.0
Russell Township	--	--	n/a	344,098	314,931	9.3
Ottawa-Gatineau CMA (Ontario Portion)	436,316	413,246	5.6	426,618	409,159	4.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,021	2,823	2,094	48.8	334,360	6.8	376,821
	June	1,633	-14.6	1,126	2,700	2,203	51.1	328,238	6.6	320,233
	July	1,159	-27.1	971	1,962	1,994	48.7	322,342	7.2	333,262
	August	1,130	-7.9	1,084	1,879	1,965	55.2	322,281	2.3	324,637
	September	1,084	-11.9	1,148	2,113	2,069	55.5	324,841	6.3	321,153
	October	1,056	-13.7	1,208	1,876	2,193	55.1	341,517	6.5	334,559
	November									
	December									
	Q3 2009	4,047	5.4		5,463			306,561	5.9	
	Q3 2010	3,373	16.7		5,754			322,125	5.4	
	YTD 2009	13,283	-3.9		20,270			303,788	4.4	
	YTD 2010	13,002	-2.1		22,616			328,845	8.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89	177.6	116.1	513	5.9	74.0	990
	July	627	3.50	5.79	177.6	117.2	513	6.3	74.3	992
	August	604	3.30	5.39	177.4	117.1	509	6.8	73.9	999
	September	604	3.30	5.39	177.5	117.3	505	7.2	73.6	1,006
	October	598	3.20	5.29		117.9	505	6.9	73.3	1,010
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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